



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 212-021 / 12335-00000-00169
Date Received: 4/3/12
Application Accepted By: S. Pine Fee: \$4775
Comments: Case Planner: Dana Hitt 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 6511 East Broad Street Zip 43213
Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-121103

☒ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD Requested Zoning District(s) CPD

Recognized Area Commission Area Commission or Civic Association Far East Area Commission

Proposed Use or reason for rezoning request: Requesting allowance of C-3 restaurant use and curb cut on newly established sub-area. (continue on separate page if necessary)

Proposed Height District: 35 feet per CPD text Acreage 5.75 acres
[Columbus City Code Section 3309.14] 5.12

APPLICANT:

Name Tim McCarthy, CORC Limited
Address 1062 Ridge Street City/State Columbus, OH Zip 43215
Phone # (614) 586-4348 Fax # (614) 559-3989 Email TimMcCarthy@corclimited.com

PROPERTY OWNER(S):

Name Steve Wathen, Eastglen Land LLC c/o Equity Inc.
Address 445 Hutchinson Avenue, Suite 800 City/State Columbus, OH Zip 43235
Phone # (614) 802-2900 Fax # (614) 802-2901 Email swathen@equity.net
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Kirk Paisley, M+A Architects
Address 775 Yard Street, Suite 325 City/State Columbus, OH Zip 43212
Phone # (614) 764-0407 Fax # (614) 764-0237 Email: kirkp@ma-architects.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



City of Columbus

212-021

Address Plat

CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010121103

Project Name: RAISING CANES

House Number: 6511

Street Name: E BROAD ST

Lot Number: N/A

Subdivision: N/A

Work Done: NEW

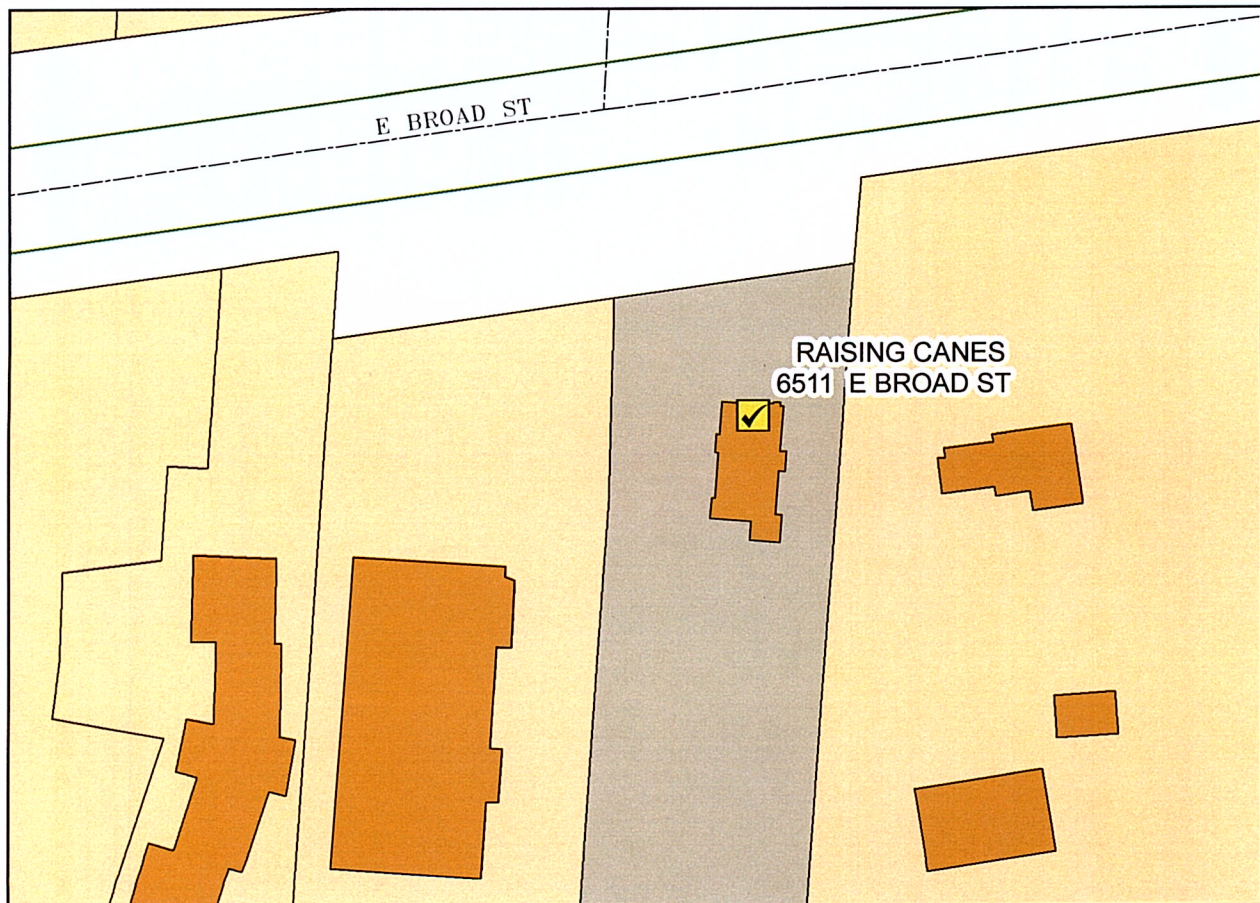
Complex: N/A

Owner: EASTGLEN LAND LLC

Requested By: EMHT

Issued By: Louis D. McLean

Date: 3/13/2012



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 110 feet

GIS FILE NUMBER: 1315248



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AFFIDAVIT

(See instruction sheet)

APPLICATION # 212-021

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Kirk Paisley, M+A Architects

of (1) MAILING ADDRESS 775 Yard Street, Suite 325, Columbus, Ohio 43212

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 6511 East Broad Street

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 4/3/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☐ Check here if listing additional property owners
on a separate page.

(4) Eastglen Land LLC c/o Equity Inc.

445 Hutchinson Avenue, Suite 800

Columbus, OH 43235

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Tim McCarthy, CORC Limited

(614) 586-4348

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Far East Area Commission

Larry Epperly

7842 Merton Drive, Blacklick, Ohio 43004

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) Kirk A. Paisley

Subscribed to me in my presence and before me this

3

day of

April

, in the year

2012

SIGNATURE OF NOTARY PUBLIC

(8) Kate Paskvan

My Commission Expires:

10-1-2013

This Affidavit expires six months after date of notarization.

Notary Seal Here



Kate Paskvan
Notary Public, State of Ohio
My commission expires 10-01-2013

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APPLICANT

CORC LIMITED
TIM MCCARTHY
1062 RIDGE STREET
COLUMBUS, OH 43215

PROPERTY OWNER

EASTGLEN LAND LLC
c/o EQUITY INC.
MELANIE WOLLENBERG
445 HUTCHINSON AVE. SUITE 800
COLUMBUS, OH 43235

AREA COMMISSION

FAR EAST AREA COMMISSION
LARRY EPPERLY - PRESIDENT
7842 MERDON DRIVE
BLACKLICK, OHIO 43004

SURROUNDING PROPERTY
OWNERS

WILLIAM E BOGGESS
6300 MCNAUGHTEN PLACE LN
COLUMBUS, OH 43213

JEANNE LITZINGER
5 BROAD POINTE PLACE
COLUMBUS, OH 43213

EG MEDICAL WEST LLC
445 HUTCHINSON AVE SUITE 800
COLUMBUS, OH 43235

KIM D & GLENDEL S CAMP
6410 OLD CHURCH WAY
REYNOLDSBURG, OH 43068

RONALD PEUGH
6418 OLD CHURCH WAY
REYNOLDSBURG, OH 43068

ABDULRAHMAN YUNIS
2775 FLORIBUNDA DRIVE
COLUMBUS, OH 43209

JUDY N BROWNER
6436 OLD CHURCH WAY
REYNOLDSBURG, OH 43068

AWOKE T GEBREGZEABHER &
ZEWDI G SHIFERAW
6446 OLD CHURCH WAY
REYNOLDSBURG, OH 43068

JAY L & DENISE R NUTT
6464 OLD CHURCH WAY
REYNOLDSBURG, OH 43068

DOUGLAS L KATTERHENRY
6464 OLD CHURCH WAY
REYNOLDSBURG, OH 43068

DANITA L PECK
6474 OLD CHURCH WAY
REYNOLDSBURG, OH 43068

JOHN R & NANCY L GORDON
6482 OLD CHURCH WAY
REYNOLDSBURG, OH 43068

PATASKALA BANKING COMPANY
354 S MAIN STREET
PATASKALA, OH 43062

NATIONWIDE CHILDRENS
HOSPITAL
PO BOX 7200
COLUMBUS, OH 43205

EASTGLEN PROFESSIONAL LLC
445 HUTCHINSON AVE SUITE 800
COLUMBUS, OH 43235

COMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development
PROPERTY ADDRESS: 6511 East Broad Street
OWNER(S): Equity Inc.
APPLICANT/AGENT: CORC Limited / M+A Architects
DATE OF TEXT: April 3, 2012
APPLICATION #: 212-021

SUB-AREA "A" (4.75 ACRES)

1. PERMITTED USES: Those uses permitted in Chapter 3353 (C-2) Commercial District of the Columbus City Code.

2. DEVELOPMENT STANDARDS:

A. Density, Height, Lot and/or Setback commitments.

1. The building, parking/maneuvering setbacks from the south property line shall be 25 feet; building setback from E. Broad Street shall be 50 feet; parking/maneuvering setback from E. Broad Street shall be 10 feet; building setback and parking/maneuvering setback line from the east and west property lines shall be 10 feet.

B. Access, Loading, Parking and/or other Traffic related commitments.

1. Access shall be restricted to one curbcut with a west bound left turn lane on East Broad Street.
2. This development shall also have vehicular access to the adjacent parcel to the west.
3. The developer shall grant an access easement in a form customary for the area to the adjacent parcel to the east so that parcel's traffic may cross the subject property to reach the Lucent traffic signal.

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. Except for the installation of utilities and fencing the existing tree line within the 25 ft. setback from the south property line shall remain in its natural condition. Dead and diseased trees may however be removed from said setback area subject to sound forestry management practices. A six foot board on board wooden fence has been installed along the north edge of the 25 foot setback.

D. Building design and/or Interior-Exterior treatment commitments.

1. Any building within 100 feet of the south property line shall be a maximum of one story in height.
2. The maximum building height shall be 35 feet.

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. All parking lot lighting shall be cut-off styled fixtures. The maximum height of the parking lot light poles shall be 15 feet measured from the ground to the top of the fixture / pole.
2. The building and landscaping may be up-lit so long as the lighting shall not interfere with neighboring uses or right-of way traffic.

F. Graphics and Signage commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-2, Commercial District, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

SUB- AREA "B" (1.00 ACRES)

1. PERMITTED USES: Those uses permitted in Chapter 3355 (C-3) Community Scale Commercial Uses of the Columbus City Code.

2. DEVELOPMENT STANDARDS:

A. Density, Height, Lot and/or Setback commitments.

1. The building, parking/maneuvering setbacks from the south property line shall be 10 feet; building setback from E. Broad Street shall be 50 feet; parking/maneuvering setback from E. Broad Street shall be 10 feet; building setback and parking/maneuvering setback line from the east property lines shall be 10 feet and there shall be no minimum setback to the west property line.

B. Access, Loading, Parking and/or other Traffic related commitments.

1. Access shall be restricted to one curbcut allowing only right-in in-bound traffic from traffic traveling east on East Broad Street.

2. This development shall also have vehicular access to the adjacent parcel to the west.

3. The developer of sub-area 'A' shall grant an access easement in a form customary for the area to the adjacent sub-area / parcel to the west so that traffic may cross the subject sub-area / property to reach the full access curb-cut on sub-area 'A' and the Lucent traffic signal.

C. Buffering, Landscaping, Open space and/or Screening commitments.

N/A

D. Building design and/or Interior-Exterior treatment commitments.

1. The maximum building height shall be 35 feet.

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. All parking lot lighting shall be cut-off styled fixtures. The maximum height of the parking lot light poles shall be 15 feet measured from the ground to the top of the fixture / pole.

2. The building and landscaping may be up-lit so long as the lighting shall not interfere with neighboring uses or right-of way traffic.

F. Graphics and Signage commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-3, Commercial District, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

3. CPD CRITERIA (Applicable to both Sub-Areas):

A. NATURAL ENVIRONMENT: The property is wooded to the rear of the site.

B. EXISTING LAND USE: To the west are a series of office buildings zoned CPD; to the south are single family houses on very deep lots in the City of Reynoldsburg; to the east is a single family house in Jefferson Township which the proposed Township planning map shows a CS, Commercial Service zoning classification for that site; to the north across East Broad Street is ground zoned M-1, Manufacturing.

C. TRANSPORTATION AND CIRCULATION: The site has one curbcut to East Broad Street from sub-area 'A' and will remain. Sub-area 'B' shall install one curbcut consisting of a right-in only and applicant has agreed to install necessary traffic improvements as requested by the Division of Traffic Engineering.

D. VISUAL FORM OF THE ENVIRONMENT: The developer shall determine the building materials at the time of development.

E. VIEW AND VISIBILITY: The development text addresses issues of landscaping and pedestrian access.

F. PROPOSED DEVELOPMENT: The proposed development has two sub-areas; Sub-Area 'A' shall remain as Offices (C-2). Sub-Area 'B' shall be developed as a restaurant under the uses permitted by Section 3355, C-3 Community Scale Commercial Uses.

G. EMISSION: No adverse effect from emission will result from the proposed development.

H. BEHAVIOR PATTERNS: The site has frontage on East Broad Street which is a major arterial for both local traffic and people traveling between Columbus and cities to the east. The proposal will continue an orderly development pattern on the south side of East Broad Street with offices, a restaurant and other services for the greater neighborhood.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions or commitments shall in any manner act to negate, alter or modify any more restrictive provision of the Columbus City Codes, except as permitted by the Development Text and drawings referenced herein.

Signature: _____ Date: _____



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 212-021

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Kirk Paisley, M+A Architects
of (COMPLETE ADDRESS) 775 Yard Street, Suite 325, Columbus, Ohio 43212
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Eastglen Land LLC c/o Equity Inc. 445 Hutchinson Avenue, Suite 800 Columbus, OH 43235 Steve Wathen, (614) 802-2900	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Kirk A. Paisley

Subscribed to me in my presence and before me this 3 day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Kate Roskrow

My Commission Expires:

10-1-2013

Notary Seal Here



This Project Disclosure Statement expires six months after date of notarization.
Notary Public, State of Ohio
My commission expires 10-01-2013

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